


[illegible]

# ESTATES of BISCAYNE

SCALE:	1" = 100'
DRAWN BY:	B.R.
ENG. CHECKED BY:	
QUALITY CONTROL:	
DATE:	04-01-2003
PROJECT No:	03-085-530
SHEET:	1

- 1) The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Accuracy:  
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Suburban".  
The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) Not valid without the signature and the original recorded seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) AREA OF PROPERTY: 903,264 Sq. Ft. or 20.74 Acres +/-
- 10) Ownership subject to OPINION OF TITLE.
- 11) Type of Survey: BOUNDARY SURVEY.
- 12) North arrow direction and bearings shown hereon are based on an assumed value of: N00°54'00"W along the West line of Section 6--57--39.
- 13) Elevations are based on: National Geodetic Vertical Datum of 1929
- 14) Miami-Dade Bench Mark Used: N-52 Elev.: 10.61'
- 15) Bench Mark Location: S.W. 177th Avenue --- On C/L  
S.W. 296th Street --- On C/L  
BM is a US Coast and Geodetic brass disc in conc. under an iron cover in a cast iron box
- 16) Property Address: 17) Flood Zone: "X"  
S.W. 288th Street & Base Flood Elev.= N/A  
S.W. 172nd Avenue FEMA Panel Number: 120635-0365-J  
Miami-Dade County Fl. Date: March 2, 1994
- 18) This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:  
a. SWEZY REALTY  
b.  
19) Field Book: A-390-29-36 W.O. No.: 03-085-5300  
Data Collector File: KROME AVE.CSV  
KROME.CR5

BY:   
Edwin J. Fernandez, P.S.M. For The Firm  
Professional Surveyor and Mapper, LS 5676  
State of Florida.

